



J. W. DANIEL &amp; ASSOCIATES, INC.

# 12-082330

SURVEYING &amp; MAPPING

101 NORTH CENTER STREET  
NEWTON FALLS, OH 44444  
(216) 872-1544

Description of Land  
for  
Complete Construction Service, Inc.

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and known as being part of Lots 1 and 2 of Section 3 in said township, and further bounded and described as follows:

Beginning at a 5/8" rebar iron pin set on the north line of said Lot 1 of Section 3 (said line being the north line of said Claridon Township and the south line of Hamden Township) at its intersection with the east line of Stoneledge Drive, said point being North 89° 04' 54" East, a distance of 401.78 feet from a 5/8" iron pin found at the northwest corner of said Section 3;

thence North 89° 04' 54" East, along said north line of Section 3 and the south line of Hamden Township and other lands of Complete Construction Service, Inc. and the south line of land conveyed to G. and L. Groh by deed recorded in Volume 667, Page 252 of Geauga County Record of Deeds, a distance of 1249.52 feet to a 1/2" iron pipe found at the northwest corner of land conveyed to D. Ritterbeck by deed recorded in Volume 873, Page 679 of Geauga County Record of Deeds;

thence South 0° 47' 04" East, along the west line of said Ritterbeck's land, a distance of 2061.79 feet to a 1" iron pipe found at the northeast corner of land conveyed to R. and J. Riedel by deed recorded in Volume 667, Page 47 of Geauga County Record of Deeds;

thence South 89° 30' 16" West, along the north line of said Riedel's land, a distance of 250.20 feet to a 5/8" rebar iron pin set at the northwest corner thereof;

thence South 0° 47' 04" East, along the west line of said Riedel's land, a distance of 575.00 feet to a 5/8" rebar iron pin set at the northeast corner of land conveyed to G. and J. Komaromy by deed recorded in Volume 748, Page 50 of Geauga County Record of Deeds;

thence South 89° 30' 10" West, along the north line of said Komaromy's land and the north line of land conveyed to B. and M. Ross by deed recorded in Volume 860, Page 1120 of Geauga County Record of Deeds, a distance of 591.83 feet to a 5/8" rebar iron pin set on the east line of land conveyed to T. and S. Buehner by deed recorded in Volume 671, Page 903 of Geauga County Record of Deeds;

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251

*R.J.* 2~~8~~, 18, 1997  
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thence North 0° 29' 37" West, along the east line of said Buehner's land and the east line of McKenzie Subdivision Phase 1 as recorded in Volume 17, Pages 93 and 94 of Geauga County Record of Plats, a distance of 483.60 feet to a 5/8" rebar iron pin set at the northeast corner of Lot 8 in said subdivision;

thence South 89° 20' West, along the north line of said Lot 8, a distance of 329.39 feet to a 5/8" iron pin found;

thence continuing along said north line of Lot 8, and along the arc of a curve to the left, said curve having a radius of 40.00 feet, a central angle of 90° 00', a chord of 56.57 feet bearing South 44° 20' West, an arc distance of 62.83 feet to a 5/8" iron pin found on the east line of said Stoneledge Drive;

thence North 0° 40' West, along said east line of Stoneledge Drive, a distance of 140.00 feet to a 5/8" iron pin found on the west line of Lot 9 in said McKenzie Subdivision;

thence along the south line of said Lot 9, and along the arc of a curve to the left, said curve having a radius of 40.00 feet, a central angle of 90° 00', a chord of 56.57 feet bearing South 45° 40' East, an arc distance of 62.83 feet to a 5/8" iron pin found on the south line of said Lot 9;

thence North 89° 20' East, along said south line of Lot 9, a distance of 329.58 feet to a 5/8" rebar iron pin set at the southeast corner thereof;

thence North 0° 29' 37" West, along the east line said Subdivision, a distance of 1784.01 feet to a 5/8" rebar iron pin set at the northeast corner of said Lot 13;

thence South 89° 20' West, along the north line of said Lot 13, a distance of 376.33 feet to a 5/8" iron pin found on the east line of said Stoneledge Drive;

thence along said east line of Stoneledge Drive and the arc of a curve to the left, said curve having a radius of 1173.01 feet, a central angle of 7° 14' 37", a chord of 148.20 feet bearing North 7° 02' 42" West, an arc distance of 148.30 feet to a 5/8" rebar iron pin set;

thence North 10° 39' 56" West, continuing along said east line of Stoneledge Drive, a distance of 156.29 feet to a point and the true place of beginning and containing therein 50.4711 acres of land, of which 30.1139 acres lie within said Lot 1 and 20.3572 acres lie within said Lot 2 as surveyed in January, 1997 by Jerry W. Daniel, Registered Surveyor No. 6222.

Basis of bearing: McKenzie Subdivision, Vol. 17, Pages 93, 94

Deed of record: Vol. 673, Page 1329 and Vol. 748, Page 45

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